103.0	0002	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,261,100 / 1,261,100
					USE VALUE:	1,261,100 / 1,261,100
					ASSESSED:	1,261,100 / 1,261,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		WINDMILL LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WU CHUN-JEN
Owner 2:	
Owner 3:	
Street 1:	37 WINDMILL LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SULLIVAN DENNIS J/TRUSTEE -
Owner 2:	DENNIS SULLIVAN FAMILY TRUST -
Street 1:	37 WINDMILL LN
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,400 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1953, having primarily Vinyl Exterior and 4031 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10400.000	748,700		512,400	1,261,100
Total Card	0.239	748,700		512,400	1,261,100
Total Parcel	0.239	748,700		512,400	1,261,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 312.85 | /Parcel: 312.8

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	66537
GIS Ref	
GIS Ref	
Insp Date	10/27/18

!8230!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 103.0-0002-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	748,700	0	10,400.	512,400	1,261,100	1,261,100	Year End Roll	12/18/2019
2019	101	FV	557,900	0	10,400.	512,400	1,070,300	1,070,300	Year End Roll	1/3/2019
2018	101	FV	557,400	0	10,400.	439,200	996,600	996,600	Year End Roll	12/20/2017
2017	101	FV	557,400	0	10,400.	409,900	967,300	967,300	Year End Roll	1/3/2017
2016	101	FV	557,400	0	10,400.	351,400	908,800	908,800	Year End	1/4/2016
2015	101	FV	535,100	0	10,400.	314,800	849,900	849,900	Year End Roll	12/11/2014
2014	101	FV	456,900	0	10,400.	291,300	748,200	748,200	Year End Roll	12/16/2013
2013	101	FV	370,100	0	10,400.	277,800	647,900	647,900		12/13/2012

PRINT

Date	Time
12/10/20	22:48:27

LAST REV

Date	Time
09/06/19	13:44:44
apro	
8230	

USER DEFINED

Prior Id # 1:	66537
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SULLIVAN DENNIS	62169-398		7/2/2013		910,000	No	No		
SULLIVAN DENNIS	53611-392		9/30/2009	Family	1	No	No		
SULLIVAN DENNIS	53611-372		9/30/2009	Family	1	No	No		
SULLIVAN DENNIS	42779-364		5/13/2004	Family	1	No	No		
HAYES SALLY &DE	33060-261		6/13/2001	Family	256,700	No	No		
	21219-154		6/1/1991		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/21/2018	188	Inter-De	22,000					
7/26/2011	754	Manual	1,956					AIR SEALING/INSULA
6/21/2007	472	Addition	100,000	C				addition of 2nd fl
4/25/2006	301	Manual	4,000					insulate/plaster b

ACTIVITY INFORMATION

Date	Result	By	Name
10/27/2018	Inspected	PH	Patrick H
9/20/2018	MEAS&NOTICE	BS	Barbara S
4/29/2013	MLS	BR	B Rossignol
2/18/2009	Meas/Inspect	163	PATRIOT
10/22/1999	Meas/Inspect	263	PATRIOT
7/26/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10400		Sq. Ft.	Site		0	70.	0.70	4									512,403						512,400	

Total AC/HA:	0.23875	Total SF/SM:	10400	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	512,403	Spl Credit		Total:	512,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.97367442
Const Adj.:	0.99793488
Adj $ / SQ:	121.458
Other Features:	143413
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	784805
Depreciation:	36101
Depreciated Total:	748704

COMMENTS

PDAS. OF=2 EXTRA SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	5	Baths:	3	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

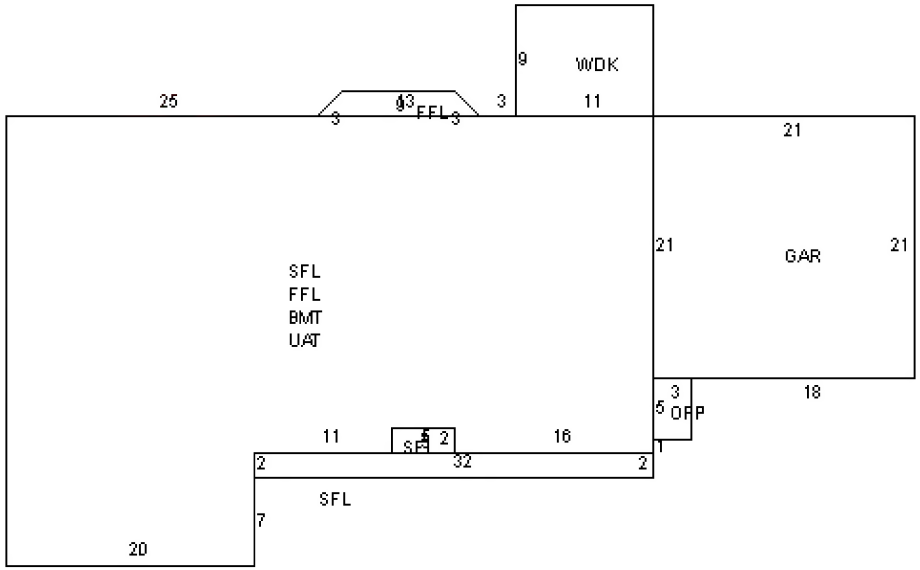
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	146.96
Special Features:	0	Val/Su Net:	129.82
Final Total:	748700	Val/Su SzAd	230.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,648	121.460	200,163
FFL	First Floor	1,596	121.460	193,847
BMT	Basement	1,574	51.290	80,724
GAR	Garage	441	20.630	9,096
UAT	Upper Attic	394	48.580	19,117
WDK	Deck	99	15.970	1,581
OFP	Open Porch	15	43.910	659
	Net Sketched Area:	5,767	Total:	505,187
Size Ad	3244	Gross Are	6947	FinArea 4031

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

103.0-0002-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	